ir way down to the beach and got on board a way down to steamer belonging to him, what steamer belonging to him, what sed out of the harbor. Kaitenmaru, a heavily armed man-of-war, being to the Shogoon, followed her and a sea fight place, which was distinctly visible from the set-met. The Kaitenmaru got the worst of it, and

Situation in Yeddo—The Tycoon's Men sting the Satsumas—Horrible Butcherics. to (Jan. 20) correspondence of (Yokohama) Japan Gazette.] ppose you have heard all kinds of rumors by me, and I wish to give you an account of what

I suppose you have heard all kinds of rumors by this time, and I wish to give you an account of what has been going on as nearly as I can get at it.

On arriving here yesterday morning I found that there was trouble brewing. This is the best I can make of it. The guard at a post near the English legation were at an eating house regaing, when some of Satsuma's men came in and a fight ensued, and four guards were killed.

About nine the next morning a mixed crowd of what are called Tycoon's men, a mixed crowd, guards, &c. (whether by orders or otherwise I cannot tell), surrounded the palaces of Satsuma and actually reasted them out in the true Indian style, as I have read in books. They had everything brought on the ground, cannons, &c., they could collect and use, with the intent of exterminating the people cooped up in four different palaces. They set fire to the buildings, and as any poor devil showed himself poured a voiley into him, and how any escaped seems a mysery to me.

I have inst been over the ground, and it is sicken-

o me.

ve just been over the ground, and it is sickenlook at. They have even gone so far as to cut
look at. I have just been over the ground, and it is sickening to look at. They have even gone so far as to cut off the arms as well as heads, and I think anything so barbarous and revolting has never come under my observation. A number of the men escaped to a boat; some got to Sinagawa and set fire to the houses to cover their retreat.

No property except Satsuma's has been touched, and it is as quiet to-day as if nothing had occurred. The palace between the English Legation and Sinagawa was the last burned, at about twelve. The road is again open and safe for travel.

Exciting Causes of the Civil War.

Exciting Causes of the Civil War.

[From the Japan (Yokohama) Times, Jan. 4.]

Each stage in the advance of such a nation as this it is well to clearly mark; and it has more than once occurred, in the progress of our intercourse with the Japanese, that their arrival at such a stage, their passage through some critical situation, has corresponded with the close of our Eurepean year. The opening of Osaka and Hiogo to foreign trade, announced for the list of January, 1808, is such a crisis. During the whole of the past year native and foreign politicians have been preparing for it, and in reviewing the history of Japan during 1867, the record will be found strongly marked by the shadow of the coming event. It is the projected opening of the new ports which has been the main cause of the depression of our import trade; it was to prepare for this that the ministers paid to 'Stotsbashi in the spring the visit which was attended for him with such serious consequences; and, though other causes have, of course, influenced and assisted to produce it, there is no doubt that by this has been precipitated the revolution which has dethroned the ancient dynasty of 1992as. The history of 1867 is therefore, indeed, the history of the opening of the great central port of Japan to foreign trade; it will be for the annalists of 1868 to tell us whether the party in favor of the measure succeeded in carrying it, and carrying it without recourse to other weapons than those of 1868.

And in the group of Japanese statesmen who have been engaged throughout the year in the discussion of this great question the most prominent to our own view has been, of course, 'Stotsbashi, the able successor of the unfortunate young lyemochi; and as the history of the period under review is the history of the populary of the suppersonable and the proposition are provided as an evidence of

having been at last proclaimed, Sir Harry Parkes and the Dutch Minister proceeded to Osaka on the 15th of April.

'Stotsbashi was in earnest, for on the 28th we received the news that he was prepared to fulfil the engagements of the treaty of 1858, and that Jeddo and Osaka, Hiogo and some western port would certainly be opened on the 1st of January 1868. (Not to damp the ardor of those who have made preparations for commencing business in the South, but merely to place on record a matter of fact, we here incidentally note that the opening of Jeddo and Nece-egata has been lately postponed for other three months.) The first impressions of 'Stotsbashi's visitors were not favorable. The country wanted the richness of the environs of Yokohama. Osaka disappointed everybody. Provisions were scarce and dear, beggars swarming and impudent, trade appeared to be dead and corpses were seen daily floating down the river. A procession of drunken coolles encountered a boat's load of visitors from her Majesty's steamer Argus at the landing place at Hiogo and saluted them with showers of stones, driving them back to their boats with some slight damage. But 'Stotsbashi had wisely imported from Yokohama a French chef de cutsine with his aides-de-camp and battery complete, and after a grand reception and a banquet or two, our correspondents found something to admire. The

after a grand reception and a banquet or two, our correspondents found something to admire. The power of the Shagoon appeared fully established; his soldiers lined the streets with a double hedge of havonets. The populace looked upon the strangers with a group of the strangers with a respection, almost awful curiosity. A good doul of a respection, almost awful curiosity. A good doul of the street, almost awful curiosity. A good doul of the street of the street

proclaim their own ports free, invite foreign trade and take the traders under their protection. The difficulties of the Shogoon and the claims of the Daimios have been engaging our attention ever since.

In July a proclamation was made throughout the country that the opening of Osaka, Hlogo and Jeddo had been determined on by the Shogoon. A riot was immediately instigated at Osako by the opposition party, and Stotsbashi himself was intercepted on his way to visit the Mikado by the troops of Satsuma, Tosa, Hosakawa and Ongosawara, and made for a time a state prisoner. Echizen interfered, and bloodshed was happily prevented. The Chiosiu difficulty, which required more immediate attention, was settled by liberal terms of peace being offered to him, and Stotsbashi seized the opportunity of resigning office. He had declared, when he accepted investibure on the death of fyemocht that his sole object was to give peace to the country by finishing the Chiosiu war: that, thereafter, he could only continue to act as Shogoon if he was allowed to carry out his own policy was not approved; he therefore resigned in favor of the young Owari. But for this the opposite party were not prepared, it appeared, and after a long negotiation he withdrew his resignation.

But an unfortunate circumstance had meanwhile occurred at Nagasaki which led to fresh difficulty. On the night of the 5th of August a couple of men belonging to her Majesty's ship Icarus were murdered by some Japanese unknown. Suspicion pointed to two of Tosa's people, and Admiral Keppel and Sir Harry Parkes had to pay another visit to Osaka to ask for justice and redress. They falled. They had no proof that the men were slain by Tosa's people; that prince denied it. 'Stotsbashi admitted that he had no power over his brother Daimio to investigate a matter alleged to concern him, and then became clear at last to the meanest capacity that on which we have been insisting freaties waste paper.

The confederates by this time were ready for action, and the final blow was st CENTRAL AND SOUTH AMERICA.

in-Chief.

The power of the Tokugawa family was broken, and 'Stotsbashi wisely accepted his defeat. He again resigned, and the Shogoonate became a thing of history.

The foreign Ministers are in Hiogo bay with the

history.

The foreign Ministers are in Hiogo bay with the largest naval force yet seen in Japanese waters, and apparently resolved to hoist the flags of their Consulates ashore. We cannot but await with the utmost anxiety the reply to what seems to us a precipitate move. Its results the players confess themselves unable to fore-tell. The guns which salute the bunting as it flutters up may be the signal for a bloody civil war—for a suicidal attempt to expel us from Japan. Or they may—and we have some reason to hope that this glorious resolution will be thus peaceably consummated—they may sound the hote of preparation through the length and breadth of the land for the admission of knowledge and power, and the mild, humanizing influences of our civilization into its every corner—for the creation of Japanese statesmen, for the discovery of the hidden treasures of the mile, for the increase and improvement of the products of the fertile soil, for the education of the people, the development of their industry and their preparation for the receipt of the sacred gift of freedom—in fine, for the elevation of the nation into that high place among the Powers of the earth for which nature intended it when it rose from the depths of the great Pacific sea.

The Markets.

YOROHAMA, Jan. 25, 1868.

To-day is the Japanese New Year's day and all business is suspended. Little has been done for some time, as is usual at this time of the year, in imports, Gray shirtings are in demand still to a slight extent, and cotton yarn is inquired for at our lowest quotations, but, except for black velvets, which are always more or less wanted, quotations are purely nominal. The following are the prices of salable goods:—Cotton yarn, 18s to 24s, \$47 a \$49; 28s to 32s, \$57 a \$60; 38s to 42s, \$52 a \$53. Gray shirtings, 7 lbs., \$2.75 a \$2.00; 8 lbs. 40z., \$3.30 a \$3.40. Black velvets, \$10.50 a \$11. All other goods nominal.

The export market is, during these holidays, also in a very quiet state. Business in silk, but for the interference of these festivities would, however, have been extensive; for since the French mail left foreigners have been buying everything they could get, and prices keep as firm as possible. Settlements since the 18th are about 240 piculs, and total unsold stock does not exceed 250. After the holidays we expect large arrivals and an active business. Best Mybash, \$810 to \$50; medium Oshu, \$600 to \$10; medium Koshu, \$690 to \$730; medium Sodal, \$620 to \$660; medium Atchezan, \$510 to \$520. As much as \$805 has, however, been given for picked parcels of Mybash, and some small advances on our quotations are sought for by holders.

In tea a steady business has been doing for some time. About 1,000 piculs have been taken since our last report (18th inst.) part for English, part for

In tea a steady business has been doing for some time. About 1,000 piculs have been taken since our last report (18th inst.) part for English, part for American account. The parcels have been principally medium to good, with a few of fine. Prices are firm. Stocks are small, consisting of about 200 piculs fine, at \$31 to \$34; 1,000 piculs medium to good at \$25 to \$30, and 900 piculs of good common at \$20 to \$24. The market is now closed until after the holidays.

Exchange is low. Bank bills on London at \$30, and credits 4s. 4d. for four months' sight, with a difference of a farthing for six months' sight, boos 297 a 298.

Prelights remain steady at £3 5s. a £3 10s. to New York, and £3 10s. a £4 for London.

NAVAL INTELLIGENCE.

Despatches from the Asiatic Squadron.

Despatches were received at the Navy Depart ment this morning from the late Admiral Bell, com-manding the Asiatic squadron, dated Flagship Hartford, Hlogo, Japan, January 4, seven days pre-

rious to his death, announcing the harmonious opening to foreigners of the ports of Osaka and

Hiogo, on the 1st of January, and giving an account of the international salutes engaged in at the time. The salutes were fired by the English and American

of the international salutes engaged in at the time. The salutes were fired by the English and American ships, and returned by the Japanese authorities. The first return was made to the Brijish flag, that country being represented by a Minister Plenipotentiary and Vice Admiral.

Admiral Bell says the condition of affairs seems to be pacific. The mail by the Pacific mail steamship Great Republic had been due at Hlogo for six days. According to advices received from Yokohama she had not arrived there on the 30th of December and was due on the 27th of that month. Admiral Bell also reported the distribution of the vessels under his command during December as follows:—The Hartford at Hiego, Japan; the Shenandosh at Osaka, The Ashuelot left Shanghae on the 2d of January, having received information that the United States Minister to China, Mr. Anson Burlingame, while proceeding to Tientsin from Pekin had been estructed by the rebels. The Ashuelot sailed immediately on hearing the information and arrived at Taku on the 6th. The following morning the Minister and his family arrived on board and were conveyed on the Ashuelot to Shanghae, arriving there on the 10th of January.

The Oneida reported to Admiral Bell at Hlogo from the United States, on the 27th of January, having touched at Hong Kong and Nagasaki. She would remain at Hlogo for some time.

The Monocacy, during the month, had been surveying to clear up some reported damages in the path of the Pacific Mail Steamship line and for righting the same. She was at Hlogo on the 25th of the month, and on the 27th sailed for Yokohama to take the place of the Shenandosh.

The Unadilia was cruising about Hong Kong on January 5.

The Iroquois was at Foochowan on the 2d. The

The Aroostook arrived at Hiogo from Hong Kong on January 5.
The Iroquois was at Foochowan on the 2d. The storeships Supply and Onward were at Nagasaki.
Captain T. M. Brasher has been detached from command of the Fredonia, now stationed at Calino, and ordered to the United States, and Captain George W. Doty has been ordered to command that vessel.

The Pacific Squadron. The sloop of war Cyane (storeship), Commander John Walters, was at anchor in the bay of Panama

John Walters, was at anchor in the bay of Panama March 2, having reached that port on January 28. She sailed from San Francisco December 11.

The Saranac (paddle) is to repair at Marc's Island, and will not return yet to the Atlantic coast.

The gumboat Suwanec, Commander R. L. Law, was to sail from Panama on the evening of March 3, for San Francisco via Acapulco.

The gumboat Penobscot arrived at Aspinwall, Pebruary 29, from Ponce, Porto Rico. The gumboat Marbichead, Lieutenant Commander Leroy Fitch, arrived at the same port from Puerto Bello, March 1.

DEATHS.

Assistant Surgeon C. H. Page, of Massachusetts, fied of consumption on board the flag-ship Hartford December 24, and was buried at Hiogo, Japan. TRANSPERS.
Lieutenant H. E. Kellogg from corvette Shenau TRANSFERS.

doah to gunboat Aroestook; Ensign E. B. Thomas from corvette Shenandoah to gunboat Monocacy; Lieutenant W. S. Dana from gunboat Aroestook to corvette Shenandoah; Assistant Surgeon H. M. Bear-mont from corvette Iroquois to sloop-of-war Hart-ford.

mont from corvette frequents to Block of the ford.

Lieutenant W. W. Maclay has been appointed Flag Lieutenant by Commodore Goldsborough, commanding Asiatic squadron, who has transferred his dag from the Shenandoah to the Hartford.

ORDERED.

Commander J. C. Febiger has been detached from the gunboat Ashuelot and ordered to the command of the corvette Shenandoah; Lieutenant C. Hatnerd from the Shenandoah to the Aroostook; Acting Assistant Surgeon George S. Fife from the corvette Oneids to the Arobata Ashuelo.

WASHINGTON, March 11, 1868.

Shooting of the Herald Correspondent at Panama.

Protection of Americans on the Isthmus Demanded.

Sectional Rivalry for the Presidency of Peru.

The steamer Rising Star, Captain H. B. Connor from Aspinwall March 2, arrived at this port yesterday. The following is the list of treasure by the Rising Star:-

 Panama Railroad Company
 \$19,28

 Eugene Kelly & Co.
 141,01

 Wells, Fargo & Co.
 24,05

 Lees & Waller
 291,80

CENTRAL AMERICA.

SPECIAL MAIL TELEGRAM TO THE HERALD.

ASPINWALL, March 2, 1868.

The steamer Guatemala, which arrived from the Central American ports at Panama at ten minutes before twelve o'clock this morning, brings the intellience that the shocks of earthquake still continue at La Union at the rate of from one to three a day. The greater part of the houses are entirely untenable, and nearly the whole population are camping out in the fields and open squares. Strange to say, no destructions are reported from any of the surrounding villages. The volcano of San Miguel was very active, and a new crater is said to have opened in the rear of the extinct Conchagua.

and a new crater is said to have opened in the rear of the extinct Conchagua.

In the matter of the disagreement between the Bishop elect of Nicaragua and some of the clergy at Leon, Congress has resolved to submit the matter to the decision of the Pope.

COLOMBIA.

MECIAL CORRESPONDENCE OF THE HERALD.

Outrages on Foreigners in Panama-The Correspondent of the Herald Shot—Administra-tration of Justice on the Isthmus—The Duty of the United States Government. PANAMA, March 1, 1868.

The long continued and long suffered ill treatment of foreigners on the part of the authorities has at last become so enormous as to be borne no longer. The thieving propensities, petty spites, hatred of strangers superior to them in race, character and intelligence-in fine, all lower passions of low naturescombine to make the conduct of the ruling powers perfectly intolerable. Foreigners resident on the Isthmus have in very few instances given cause to complaint, and in all such cases fully atoned for their delinquencies; but far oftener have they overlooked downright insults and aggressions for the love of peace and in an honest endeavor to maintain peaceful and pleasant relations with the local authoritie and the whole native population. But their for-bearance has been interpreted as cowardice and the silence of their governments as weakness; and consequently we are now so situated as to either take the law in our own hands or to emigrate, in case our people should even now not step forward to protect us. I sincerely hope that the press will bring the matter before the government in such a manner as to cut through the red tape and force the chosen protectors of the people abroad as well as at home, to do more than shrug their shoulders and consign us to our fate and our representations to the waste basket.

Since the massacre of 1866, in which a savage lust of murder and plunder ran riot, things have not been so had as they are are present. I could fill pages with the recital of cases where foreigners have not been so had as they are are present. I could fill pages with the recital of cases where foreigners have dimanners, without any punishment of the guilty parties or any redress for the wronged ones. But it shall only confine myself to a few cases illustrating the different ways of injuring American citizens, "unit shall only confine myself to a few cases illustrating it the different ways of injuring American citizens, "unit is shall only confine myself to feel of their own to tell. If I were to go back to former administrations, I would have bussless of cases to refer to, but the limited space compels me to mention only being one of the oldest and most respected residents, has a difficulty with a native family. Two of they young stoul per as a difficulty with a native family. Two of they young stoul fellows, turns from his place of business with a bundle in each hand. One of the cowardly would be assassins; they are not kept against two young stoul fellows, turns to run toward the hotel; then the other hero pulls his pistol and shoots him in the back. Complaint is lodged against the cowardly would be assassins; they are not kept against two young stoul fellows, turns to run toward the hotel; then the other hero pulls his pistol and the cowardly would be assassins; they are not kept and the property of the pulls of the policy of the pulls of the pu

on the Isthmus. The latter is at present the only, and will always be one of the principal roads of communication between the Atlantic and Pacific sections; it might, therefore, naturally be supposed that the United States government were especially careful in maintaining its prestige and defending list interests on the Isthmus. But of all governments the most lightly thought of is the United States, covernment, and of all foreign citizens the most shamefully, because the most impunetly if used are the citizens of the United States. All rechamations, protests and representations of official and private character seem to disappear in the dead letter office or the waste basket of the State Department at Wasainston, or end in empty correspondence between the government and the Colombian Minister. Something must be done; if not, such seenes as that of the great massacre will be repeated, all American interests be jeopardized and the United States government, American companies and American citizens alike suffer materially and morally.

Petition for Protection to Americans-The

PANAMA, March 2, 1868. The arrival of the Pacific Mail Steamship Company's boat from San Francisco early this morning enables me to send a few lines in addition to my letter of yesterday, forwarded by the Fulton.

A petition to the government of the United States is now in circulation among the American citizens resident at Panama containing a statement of the many wrongs they have to suffer from the local and State authorities and praying for protection. The petition so far has been signed by every one it has been presented to, with only two exceptions, and will be forwarded to Washington in two copies, one addressed to the President and the other to the State Department. The knowledge of this fact alone has already had the good effect upon the natives of making them a little uneasy about the consequences; but they hope that any remonstrances of the government of the United States will go in the usual way through the circumition office at Washington to the circumlocution office at Bogotá, so that it will be months before they reach the Isthmus in a very diluted form. If the government really intends to do something, a commissioner should be sent out here, or the Consuls at Panama and Aspinwall and the commanding officers of the navy at the two places should receive special instructions and be invested with exceptional powers.

The excitement among the natives will perhaps be absorbed in a short time by the approaching election of President of the State, which is coming off in July. resident at Panama containing a statement of

absorbed in a short time by the approaching election of President of the State, which is coming off in July, Here and in the immediate districts the only candi-date who has any chance is Dr. Pablo Arosemena, date who has any chance is Dr. Plant and pro-lately a member of the National Congress and pro-cuting attorney for the impeachment of Mosque The only thing which in the opinion of many peo cuting attorney for the impeachment of Mosquera. The only thing which in the opinion of many people here speaks against Dr. Arosemena is the rather suspicious fact that the present administration openly works for his election. The only rival of any consequence is Dr. Amador Guerrero, a physician who resides at Santiago de Veragnas and is very popular in the departments of the interior. But President Olarte will, about the middle of this month start on a tour through Chiriqui, Veraguas, Los Santos and Cocle, for the purpose of preparing the elections to himself.

The United States sloop-of-war Cyane, commander J. Walters, arrived here on the 25th uit., seveny-five days from San Francisco. She refleves the Suwanee which sails for San Francisco to-night.

Mr. Fawcett is getting well.

From the interior no mail has been received by the last French steamer from Santa Martha; not even a single letter appears to have reached the Isthmus. The mail boat of the 3d will bring news.

The Central American steamer has not arrived; but the steamer from the south coast got in last

The news from Unite, bonvia and recators is the portant.

On the Isthmus nothing of importance has taken place, with the exception of more attempted assassination. The President returned from his visit to Darien and the Pearl Islands two days ago. Quite unexpectedly the America, of the North American Steamship Company's line, arrived here this morning from San Francisco, and her passengers go on to New York immediately.

PERU.

Peru is now given entirely up to the excitement and delight of an election campaign. Throughout

the whole republic the only subject of conversation or interest is the approaching contest, and as almost a third portion of the population of the country are or are desirous of being candidates the topic is inex-haustible. A President and two Vice Presidents have to be chosen, and although it appears that the North are determined to have Colonel Baltá as the

chief of the nraion, it seems that the South, and

SPECIAL CORRESPONDENCE OF THE HERALD.

Approaching Elections-Trouble in the Governmen-State of Affairs in the North and

especially the department of Arequipa, are equally determined to place one of their own section in that elevated position. Failing this; the two Vice Presidents must, to counterbalance Baltá's northern proclivities, be from the southern country. In Lima many of the most respectable inhabitant have formed themselvesin to campagin clubs, and anpear, in this united position, to be exercising, a con-siderable degree of influence. Lima, considering herself rather northern than southern, is staunch in her support of Baltá. But elections in this country are conducted very loosely, and although the govern-ment has directed the Prefects of the different de-partments not to interfere with or influence in any partments not to interfere with or influence in any manner the vote of the people, yet the old habit, now sanctioned and strengthened by time and usage, of forcing the people to vote for the government candidate cannot be so suddenly and entirely dropped. However, no disturbance is looked for during the period of decitions, and all is quiet now disturbance in the period of during the period of decitions and all is quiet now disturbance, the brother of the present ruler of Peruvian destinies, was made Commander and Supreme Chief of the Centre Departments by the revolutionary authorities. During his brief period of diffice, until his brother arrived from Arequips, he exercised the most until mited sway. Destring some prominent post in the future government Francisco Canseco showered promotions and benefices upon all of his friends, and made himself, acting upon the charity at home maxim, a general in the army. Of course these acts were all entirely lilegal, especially the last, for according to the constitution now in force no general's commission can be issued except by the consent of Congress and Congress on noise and army, the most important military post in Peru, and one especially coveted by all revolutionary individuals, as it enables them to place their friends in advantageous working positions. But the press, instigated by some private individuals, hitterly altacked the self-assumed generalship of this chief of staff, and so annoyed mit that he applied, as a matter of form, to his brother for its ratification. To his immense mortification and chargin the application was promptly and decisively refused, and in his anger he resigned his position as chief of staff and became to the staff, and so annoyed him that he applied, as a matter of form, to his brother of the religion in Peru. General Cansece has issued, through the Treasury Department, a decree which restores all pensions and gratutiles granted formerly by the republic and which were vey sensibly abolished in their greater part by Prado. This will be

rality of his fellow citizens, a candidate for the Vice Presidency. As Canseco declared all of Prado's acts null and void the men extised by the former for their country's good are now returning to Peru, and your correspondent has been reliably informed that the government very sincerely regrets having issued a decree that conceded to them the right to return. The press still continues its commentaries upon the conduct of General Hovey, the American Minister here, in refusing to acknowledge the new revolutionary government. If these wiseacres would only take the frouble to examine the diplomatic correspondence of the United States for the year 1866 they would speedily discover that our Minister in Peru has only as a faithful officer of his government strictly carried out the positive orders received from the Department of State on this particular point.

The United States steamer Waterce has just returned from a cruise along the northern coast of Peru. So many rumors of outrages committed in that section on all foreigners induced the senior officer of our squadron in Callao to send this vessel particularly for the protection of American Interests.

After having been absent about two weeks Captain Gillis reports that the state of affilirs in that portion of the country is not at all favorable. All large farmers and planters live in continual dread of being attacked and robbed, and the country is filled with roving bands of marauders, whose only object is murder and theft. These banditti are all ardent admirers and staunch supporters of Colonel Baltafor the Presidency, and it is currently believed that he country army in the case of his defeat in the approaching election.

In Trujillo, one of the most important towns in the north of Peru, a malignant fever is making terrible ravages. For several weeks upwards of fifteen people have died daily, and, as the town only has about ten thousand inhabitants this mortality is very great. All along the coast, and at Callao principally, a very considerable naw, the received

rnable.

The whole country may be considered tranquil, an

are whose country may be considered tranquil, and people are so much engaged discussing the merits of the innumerable candidates for the Vice Presidency that they have no time to organize revolts. Business is looking up. Buyers are arriving from the interior, and money appears to be plenty with them. In port, the United States steamships Wateree and Dakota and store ship Fredonia.

REAL ESTATE MATTERS.

A Word About "Buying In"-Sales in Nev York and Brooklyn Yesterday-Improved and Unimproved Property in New York-Wil liamsburg Lots.

Among the popular fallacies which exist at the

present day there is none which exhibits in a greater degree that charming quality of gullibility, dear to oliticians, and renders so ridiculous and obsolete the old comparison of the vox populi with the vox Dei as the belief (held religiously by many) that whatever is put up at auction and subsequently knocked down is sold. Never was public faith more deceived and never more imposed upon, nor is this conto any particular but extends throughout all the departments of speculative enterprise thus introduced to notice. Even real estate is not exempt from this system of "buying in," as it is called, auctioneers being often compelled, in spite of their own better judgment, to urge property beyond its real value, at the suggestion of owners, and finally to accept a bogus bid. Thus the published reports of sales give but a partial idea of the state of the market, and must be taken cum grano scalis if a proper appreciation of its condition would be attained. Of the folly and mistaken judgment of thus dealing with bona fide bidders none are more sensible than the auctioneers, or better satistied with a carte blanche to sell "without reserve," and truly so. Greater proof of their sound perception in this matter, deduced from experience, need not be required than the success attending the recent great sales of Bleecker, and Johnson & Miller, when every lot put up was disposed of to a genuine purchaser at prices scarcely anticipated. But such sales are rare, it being generally the case, especially with improved property, that less than a third of that put up is really sold.

The sales vesterday at the auction, excepting that of Brooklyn property, which will be found below, were not of great importance. Subjoined are the particulars:—

BY A. J. BLEECKER, SON & CO. judgment, to urge property beyond its real value, at

particulars:

BY A. J. BLEECKER, SON & CO.

On Eleventh avenue, east side—One lot on the northeast corner of Eleventh avenue and Sixty-seventh
street, 25.5x100, purchased by L. S. Levy for \$3,050;
six lots adjoining, north, 25x100 each, by the same, for
\$2,475 each; one lot on the southeast corner of
Eleventh avenue and Sixty-eighth street, 25.5x100,
purchased by W. F. F. Rowland for \$3,425; one lot,
the northeast corner of the same avenue and street,
also 25.5x100, by the same, for \$3,825; three lots adjoining, 25x110 each, by the same, for \$2,870 each,
and three more adjoining, same size, by the same,
for \$2,800 each.

Two lots, each 25x100 c.

also 25.5x100, by the same, for \$3,825; three lots adjoining, 25x110 each, by the same, for \$2,775 each, and three more adjoining, same size, by the same, for \$2,800 each.

Two lots, each 25x100.5, one fronting on Sixty-seighth street, south side, immediately in rear of the Eleventh avenue lots, purchased by L. L. Levy for \$2,800 each.

Two lots, same size, one fronting on Sixty-eighth street, north side, and one on Sixty-ninth street, south side, and one on Sixty-ninth street, south side, situated similarly to the last, purchased by S. C. H. Balley for \$2,526 each.

OTHER SALES.

The following described improved and unimproved real estate was put up from another stand and knocked down at the prices and in the names of the parties named:—

Two lots on the north side of Forty-fifth street, 100 feet east of Eleventh avenue, each 25x190.5, to B. Strong, at \$2,500 each.

Two lots on the south side of Sixty-fifth street, commencing 200 feet west of Elghth avenue, same size, to Thomas Maher, at \$5,800 each.

One lot on the north side of Sixty-seventh street, commencing 200 feet west of Elghth avenue, same size, to J. Duer, for \$5,000; one lot adjoining, west, to the same, for \$4,800, and three lots adjoining, to Isaac Martin, for \$4,750 each.

A plot comprising four lots, two fronting on Fifty-ninth street, south side, each 25x100.4, commending 275 feet west of Fifth avenue, to Jacob Vanderpoel, for \$58,300.

A plot comprising five lots, each 25x100, four fronting on Fifth avenue, commencing at the southeast corner of Elghty-second street, and one immediately in rear, fronting on Elghty-second street, and one immediately in rear, fronting on Elghty-second street, and one immediately in rear, fronting on Elghty-second street, to H. Isner, for \$116,000.

Two four story houses, with stores, Nos. 948 and 950 Third avenue, west side, between Sixieth and Sixty-Grast streets, lots 20x55 each, to H. Isner for \$14,300 each. The ground on which these stores are built is leased for twenty-one years from April 1, 1805, with rene

\$3,375, P. B. Harvey; 6 lots on northwest corner of Marcy avenue and Keap street, 5 of 20x80 and 1 of 20x100, each \$1,045, H. Rankin; 6 lots on Penn street, north side, commencing 20s feet 4 inches west of Marcy avenue, each 20.10x100, each \$725, W. Bogert, 3 lots on Hewes street, south side, 43 feet 4 inches each 21.6x160, each \$500, S. W. Young; 2 lots adjoining above, on corner, same size, each, \$1,110, H. Mitchell; I lot on Broadway, north side, 50 feet cast of 8th street, 25x110, \$3,900, and I do, same size, adjoining, \$3,900, P. Tiliy; 2 lots on Graham avenue, east side, 100 feet south of Front Street, 24x100, each, \$650, M. Thurby; 3 lots on South 5th street, north side, 50 feet east of 12th street, 20x88, each, \$675, M. Oxford; gore plot on Hooper Street, 155,9x22 11x28,11x160, \$2,240, William Johnston; I lot on Hewes street, north side, 256.8 west of Marcy avenue, 22.4x100, \$300, and 1 lot on Hewes street, north side, 67 feet west of above, \$950, William L. Wood; 3 lots on Hewes street, south side, 229,2 east of Lec avenue, each 20.10x100, each \$950, P. Thullis; 2 lots on Penn street, north side, sone size, rear of above, cach \$740, B. Avery; 2 lots adjoining above on the west, same size, each \$750, 0. B. Armstrong; 1 lot northeast corner Marcy avenue and Penn street, 21x100, \$880; 4 lots adjoining above on the east, on Penn street, same size, each \$750, 0. B. Armstrong; 1 lot northeast corner Marcy avenue and Penn street, 21x100, \$880; 4 lots adjoining above on the east, on Penn street, same size, each \$750, 0. B. Armstrong; 1 lot northeast corner Marcy avenue and Keap street, 59.2 deep and 76.8 on other line, \$1,420, G. Gallagher; 1 lot northeast corner Marcy avenue and Keap street, \$9.2 deep and 76.8 on other line, \$1,420, G. Gallagher; 1 lot northeast corner Marcy avenue and Keap street, 20x85, \$1,000, S. N. Nickerson; 2 lots adjoining above on the store, 70,000, \$1,375, M. Rogers; 1 lot adjoining above on east on Keap street, 25x100, \$1,375, M. Rogers; 1 lot adjoining above on the store, 70,000, \$

nue and Jefferson street, to H. Duffing, for \$4,800 each.

Two lots on the south side of Quincy street, 360 feet west of Yates avenue, each 20x100, to John Joyce, for \$475 each.

Marcy avenue, west side, three frame dwellings, 20 feet south of Kosciusko street, lot 20x50, dwelling three story frame, to John Duffy, for \$1,475 each.

A single story, basement and sub-cellar brick store, 50x 527 Court street, the store 29x32, the lot 20x90, to J. H. Heppin for \$7,000.

Two lots on the northeast corner of Court street and Fourth place, each 20.6x90, with a two story brick stable on one of the lots, and a brick smoke house on the other, to the same for \$5,900.

Four lots, each 21x100, on Fourth place, in rear of the above, to the same at \$925 each.

Three lots on the north side of Baltic street, commencing 340 feet east of Classon avenue, each 20x131, to J. G. Morgan, Jr., for \$200 each.

One lot, 25x100, on the corner of Paterson and Howard avenues, to Captain Waddy, for \$255.

Three lots adjoining the above, on Howard avenue, same size, to Mr. McNeely, for \$300 each.

A plot comprising twelve lots, six on Union street, south side, each 20,10x90, and six immediately in rear, or President street, north side, each 20,10x90, 173 feet east of Fourth avenue, to Mr. Duffy, for \$556 each.

Four lots and one gore on the west side of Ralph.

173 feet east of Fourth avenue, to Mr. Duffy, for \$575 each.

Four lots and one gore on the west side of Ralph avenue, commencing 103 feet south of Douglas street, each 100 feet in depth, the lots 20 feet front and rear, the gore 20 feet front, 5.10½ feet rear, to Mr. Mc-Glacken, for \$250 each.

A four story brick dwelling house with all the modern improvements, No. 59 Court street, about 30 feet south of Livingston street, lot 26x100, to Hubborn, for \$17,500.

A four story and basement brick dwelling, No. 124 Clinton street, 24.6x45. Philadelphia front, with white marble trimmings, containing about sixteen rooms, with all the modern improvements, lot 24.6x 50, to William Mackay, for \$15,800.

Official Transfers of Real Estate. The official transfers of real estate and leases recorded in New York and Brooklyn yesterday were as

105th st, Bs, 263 ft w of av A, 39.11x—x75x99.11
x75
x76
x76
127th st, s s, 150 ft e of 7th av, 250x99.11... 18,000
Lexington av and 37th st, s w cor, 34.1x75... 14,500
Av B, e s, 23.3 ft n of 9th st, 23x70... 13,700
21 av, w s, 80 ft s of 21st st, 18.3x49x8 inches
x29x18.9x78... 16,500
6th av, e s, 64.9 ft n of 51st st, 35.8x100x57x
102.3... 12,208
8th av, w s, No 401, 25x100... 26,500
9th av, w s, centre of block, between 88th and
s9th sts, 50.4x100... 12,208
10th av, w s, centre of block, between 88th and
s9th sts, 50.4x100... 19,300
10th av, w s, centre of block, between 88th and
and 80th sts, 100x100.8... 19,300
10th av, w s, centre of block, between 88th and
s9th sts, 50.4x100... 19,300
10th av, w s, centre of block, between 88th and
s9th sts, 100x100.8... 19,300
10th av, w s, centre of block, between 88th and
s9th sts, 50.4x100... 19,300
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10,500

West Houston st, No 53, 5 years, per year.

Hudson st, No 127, store and cellar, 2 years, per year.

Hudson st, No 127, store and cellar, 2 years, per year.

Market street, lot 456, 27x88, 21 years, per year.

Spring st, No 146, store, &c., 3 years, per year.

Wooster st, Nos 187 and 189, 3 1-6 years, per yr.

East 25th st, No 175, store, &c., 5 years, per yr.

112th st, n s, 356 fte of 11th av, 103x114, 5 years, per year.

per year. 120th st and 1st av, n e corner, store, &c., 5 yrs,

| 120th st and 1st av, n e corner, store, &c., 5 yrs, per year. |
| 123d st, s s, 175 ft w of av A, 25xhaif the block, 10 years, per year. |
| 123d st, s s, 175 ft w of av A, 25xhaif the block, 10 years, per year. |
| 123d st, s s, 175 ft w of sth av, 20x100. |
| 123d st, n s, 353, 0 ft e of 5th av, 20x100. |
| 123d st, n s, 350 ft e of 5th av, 20x100. |
| 123d st, s s, 129.4 ft e of Utlea av, 618x175.6x |
| 123d st, s s, 129.4 ft e of Utlea av, 618x175.6x |
| 123d st, n w s, 55.9 ft w of Livingston st, 20x |
| 123d st, n w s, 55.9 ft w of Livingston st, 20x |
| 123d st, n w s, 55.9 ft w of Wythe av, 18x26x10x |
| 123d st, n w s, 140 ft w of Wythe av, 18x26x10x |
| 123d st, n w s, 140 ft w of Wythe av, 18x26x10x |
| 123d st, n w s, 140 ft w of Wythe av, 18x26x10x |
| 123d st, n w s, 125 ft w of Livingston st, 20x |
| 123d st, n w s, 125 ft w of Livingston st, 20x |
| 123d st, n w s, 125 ft w of Livingston st, 20x |
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| 123d st, n w s, 125 ft w of Livingston st, 20x |
| 123d st, n w s, 125 ft w of Livingston st, 20x |
| 123d st, n w s, 2

st, 25x10 Monroe st, s s, 320.6 ft w Franklin st, 17.2x100. 5,400 Pacific st, s s, 200 ft e Paca av, 75x107.2½. 900 President st, s w s, 143 ft n w of Columbia, 21.5x Van Voorhees st, n s, 1:0 ft e of Knickerbocker

Wyckoff st, s e s, 50 ft s e of Nevins, 25x100. 211

Van Buren st and Tompkins av, n e cor, 100x

100. 2d st, s s, 120 ft w of Bond, 40x100. 11,000

4th st, w, 25 ft s of North 8th st, 22.6x100. 1,000

4th st, w, 25 ft s of North 8th st, 22.6x100. 2,500

Fulton av, n s, 51.3 ft e Reid av, 90.10x25x 3,000

Marion st, s s, 50 ft e Reid av, 25x50. 3,000

Hamilton av, n s, 84 ft s Rapelyea st, 48.3x17.9x

21x13x28x46x20. 4 sq. 10.5x250

Hamilton ay and Clinton st, n w cor, 39.5x30x

8x90.5. s, 100 s Ridgewood, 50x101.0 s. 5,500

Hawliton ay and Hancock st, s w cor, 100x100. Nom.

Marcy av, e s, 100 s Ridgewood, 50x101.0 s. 500

Howard av and Hancock st, s w cor, 100x100. Nom.

Marcy av, e s, 50 ft n Macon st, 20x100. 1,000

Myrtle av, n s, 120 ft w of Tompkins av, 20x100 4,500

Myrtle av, 71.8 ft e of Jay st, 110.2x20.10x50x0.8

x24x36x21.1 c, 10.0 ft n of Van Buren st, 40x100. Nom.

Tompkins av, e s, 00ft n of Van Buren st, 40x100. Nom.

Tompkins av, e s, 00ft n of Van Buren st, 40x100. Nom.

Tompkins av, e s, 00ft n of Van Buren st, 40x100. Nom.

Tompkins av, e s, 00ft n of Van Buren st, 40x100. Nom.

Fullon st, No 159, 5 years; per year . 4,000

Grand st, No 403, 25x75, 5 years; per year . 180

Myrtle av, between kent and Graham avs, 4

years; per year. 200

The following were the transfers in Hudson county,

N. J., yesterday:—